

BOARD BILL NO. 110 INTRODUCED BY ALDERMAN JOSEPH RODDY

1 An Ordinance recommended by the Planning Commission on September 7, 2016,
2 to change the zoning of property as indicated on the District Map, from “C” Multiple-
3 Family Dwelling District and “H” Area Commercial District to “J” Industrial District, in
4 City Blocks #2178 (1315-39 S. Grand Blvd. & 3632 Rutger Street), #2181.06 (3656
5 Hickory Street) and #2180 (1101 & 1121-27 S. Grand Blvd. and 1126 Motard Avenue),
6 so as to include the described parcels of land in City Blocks 2178, 2181.06 & 2180; and
7 containing an emergency clause.

8 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

9 **SECTION ONE.** The zoning designation of certain real property located in City
10 Blocks 2178, 2181.06 & 2180 is hereby changed to the “J” Industrial District, real
11 property being particularly described and shown in Exhibit A as follows:

12 **1315-19 SOUTH GRAND BOULEVARD:**

13 A PARCEL OF GROUND BEING PART OF LOTS 7 AND 8 OF JAMES
14 CLEMENS IN PARTITION, ETAL, PART OF LOT 1, OF NORTH COMPTON HILL
15 AND THE EASTERN 30 FEET OF FORMER MOTARD AVENUE, 60 FEET WIDE,
16 VACATED BY OORDINANCE 38305, IN CITY BLOCK 2178, IN THE CITY OF ST.
17 LOUIS, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

18 BEGINNING AT THE WESTERN LINE OF GRAND BOULEVARD, 100
19 FEET WIDE AND THE SOUTHERN LINE OF RUTGER STREET, 60 FEET WIDE;
20 THENCE SOUTH 15 DEGREES 06 MINUTES 42 SECONDS WEST 289.84 FEET,
21 ALONG THE WESTERN LINE OF SAID GRAND BOULEVARD, TO THE
22 NORTHERN LINE OF VISTA AVENUE, 60 FEET WIDE, TO A POINT;

September 16, 2016

Page 1 of 7

Board Bill #110

Sponsor: Alderman Joseph Roddy

1 THENCE NORTH 75 DEGREES 17 MINUTES 52 SECONDS WEST 224.04 FEET,
2 ALONG THE NORTHERN LINE OF SAID VISTA AVENUE, TO THE
3 CENTERLINE OF FORMER MOTARD AVENUE, 60 FEET WIDE, TO A POINT;
4 THENCE NORTH 14 DEGREES 42 MINUTES 06 SECONDS EAST 289.03 FEET,
5 ALONG THE CENTERLINE OF SAID FORMER MOTARD AVENUE, TO A POINT
6 IN THE SOUTHERN LINE OF SAID RUTGER STREET; THENCE SOUTH 75
7 DEGREES 30 MINUTES 05 SECONDS EAST 226.12 FEET, ALONG THE
8 SOUTHERN LINE OF SAID RUTGER STREET, TO THE WESTERN LINE OF SAID
9 GRAND BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING
10 65,143 SQUARE FEET OF 1.50 ACRES AS PREPARED BY PITZMAN'S
11 COMPANY.

12 **3632 RUTGER STREET:**

13 A PARCEL OF GROUND BEING PART OF LOTS 20, 21, 25, 30, ALL OF
14 LOTS 22 THRU 24, 26 THRU 29, 31 THRU 33, OF VISTA HEIGHTS, THE
15 WESTERN 30 FEET, OF FORMER MOTARD AVENUE, 60 FEET WIDE, VACATED
16 BY ORDINANCE 38305, ALL OF THE NORTH SOUTH ALLEY, 20 FEET WIDE,
17 VACATED BY ORDINANCE 46914, ALL OF THE EAST/WEST ALLEY
18 VACATED BY ORDINANCE 38305 AND PART OF THE EAST/WEST ALLEY
19 VACATED BY ORDINANCE 46914, IN CITY BLOCK 2178, IN THE CITY OF
20 ST. LOUIS, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

21 BEGINNING AT THE NORTHERN LINE OF VISTA AVENUE, 60 FEET
22 WIDE, WITH THE CENTERLINE OF SAID FORMER MOTARD AVENUE;
23 THENCE NORTH 75 DEGREES 17 MINUTES 52 SECONDS WEST 218.42 FEET,

1 ALONG THE NORTHERN LINE OF SAID VISTA AVENUE, TO A POINT BEING
2 8.00 FEET, WEST OF THE EASTERN LINE OF SAID LOT 20; THENCE NORTH 14
3 DEGREES 42 MINUTRES 08 SECONDS EAST 27.28 FEET, ALONG A LINE
4 PARALLEL WITH THE EASTERN LINE OF SAID LOT 20, TO A POINT; THENCE
5 SOUTH 75 DEGREES 17 MINUTES 52 SECONDS EAST 33.00 FEET, ALONG A
6 LINE PARALLEL WITH NORTHERN LINE OF SAID VISTA AVENUE, TO A
7 POINT IN THE WESTERN LINE OF SAID LOT 22; THENCE NORTH 14 DEGREES
8 41 MINUTES 08 SECONDS EAST 261.42 FEET, ALONG THE WESTERN LINES OF
9 SAID LOTS 22 AND 33, TO THE SOUTHERN LINE OF RUTGER STREET, 60 FEET
10 WIDE, TO A POINT; THENCE SOUTH 75 DEGREES 22 MINUTES 20 SECONDS
11 EAST 147.23 FEET AND SOUTH 75 DEGREES 30 MINUTES 05 SECONDS EAST
12 38.27 FEET, ALONG THE SOUTHERN LINE OF SAID RUTGER STREET, TO THE
13 CENTERLINE OF SAID FORMER MOTARD AVENUE, TO A POINT; THENCE
14 SOUTH 14 DEGREES 42 MINUTES 06 SECONDS WEST 289.03 FEET ALONG THE
15 CENTERLINE OF SAID FORMER MOTARD AVENUE, TO THE NORTHERN LINE
16 OF SAID VISTA AVENUE TO THE POINT OF BEGINNING AND CONTAINING
17 54,466 SQUARE FEET OR 1.25 ACRES AS PREPARED BY PITZMAN'S
18 COMPANY.

19 **3656 HICKORY STREET:**

20 A PARCEL OF GROUND BEING ALL OF LOT A, OF ST. LOUIS
21 UNIVERSITY SUBDIVISION IN CITY BLOCKS 2179-B AND 2181-S, RECORDED
22 IN PLAT BOOK 08102015, IN THE CITY OF ST. LOUISI RECORDER'S OFFICE, IN
23 ST. LOUIS, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1 BEGINNING AT THE NORTHERN LINE OF RUTGER STREET, 60 FEET
2 WIDE, WITH THE WESTERN LINE GRAND BOULEVARD, 100 FEET WIDE;
3 THENCE NORTH 75 DEGREES 30 MINUTES 05 SECONDS WEST 266.00 FEET
4 AND NORTH 75 DEGREES 22 MINUTES 20 SECONDS WEST 541.00 FEET LONG
5 THE NORTHERN LINE OF SAID RUTGER STREET, TO THE SOUTHWESTERN
6 CORNER OF SAID LOT A, TO A POINT; THENCE ALONG THE WESTERN LINE
7 OF SAID LOT A, THE FOLLOWING COURSES AND DISTANCES; NORTH 14
8 DEGREES 34 MINUTES 25 SECONDS EAST 134.00 FEET, TO A POINT, NORTH
9 75 DEGREES 22 MINUTES 20 SECONDS WEST 2.78 FEET, TO A POINT AND
10 NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 149.00 FEET, TO A POINT
11 IN THE SOUTHERN LINE OF HICKORY STREET, 60 FEET WIDE, TO A POINT;
12 THENCE SOUTH 75 DEGREES 22 MINUTES 20 SECONDS EAST 543.78 FEET
13 AND SOUTH 75 DEGREES 30 MINUTES 22 SECONDS EAST 288.52 FEET,
14 ALONG THE SOUTHERN OF SAID HICKORY STREET, TO THE WESTERN LINE
15 OF SAID GRAND BOULEVARD, TO A POINT THENCE SOUTH 19 DEGREES 07
16 MINUTES 21 SECONDS WEST 283.95 FEET, ALONG THE WESTERN LINE OF
17 SAID GRAND BOULEVARD, TO THE NORTHERN LINE OF SAID RUTGER
18 STREET TO THE POINT OF BEGINNING AND CONTAINING 231,985 SQUARE
19 FEET OR 5.33 ACRES AS PREPARED BY PITZMAN'S COMPANY.

20 **1101 SOUTH GRAND BOULEVARD:**

21 A PARCEL OF GROUND BEING ALL OF LOTS 11 AND 12 OF NORTH
22 COMPTON HILL, PART OF LOT 2, OF THE MOTARD TRACT, PART OF LOT 17,
23 IN BLOCK 5, OF THE SUBDIVISION OF P. DEXTER TIFFANY'S ESTATE, PART

1 OF FORMER LASALLE STREET, 60 FEET WIDE, VACATED BY ORDINANCE
2 42405 AND PART OF FORMER MOTARD AVENUE, 60 FEET WIDE, VACATED
3 BY ORDINANCE 42405, IN CITY BLOCK 2180, IN THE CITY OF ST. LOUIS,
4 MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5 BEGINNING AT THE NORTHEASTERN CORNER AN ALLEY, 15 FEET
6 WIDE, WITH THE EASTERN LINE OF MOTARD AVENUE, 60 FEET WIDE;
7 THENCE NORTH 75 DEGREES 22 MINUTES 20 SECONDS WEST 30.00 FEET,
8 ALONG THE NORTHERN LINE OF SAID ALLEY, TO THE CENTERLINE OF
9 SAID FORMER MOTARD AVENUE, TO A POINT; THENCE NORTH 14 DEGREES
10 34 MINUTES 25 SECONDS EAST 164.00 FEET, ALONG THE CENTERLINE OF
11 FORMER LINE OF SAID MOTARD AVENUE, TO THE CENTERLINE OF
12 FORMER LASALLE STREET, 60 FEET WIDE, TO A POINT; THENCE SOUTH 75
13 DEGREES 22 MINUTES 20 SECONDS EAST 251.65 FEET, ALONG THE
14 CENTERLINE OF SAID FORMER LASALLE STREET, TO A POINT IN THE
15 WESTERN LINE OF GRAND BOULEVARD, 80 FEET WIDE THENCE SOUTH 15
16 DEGREES 07 MINUTES 10 SECONDS WEST 214.01 FEET, ALONG THE
17 WESTERN LINE OF SAID GRAND BOULEVARD, TO THE SOUTHEASTERN
18 CORNER OF SAID LOT 11, TO A POINT; IN THE EASTERN LINE OF SAID
19 MOTARD AVENUE. THENCE NORTH 75 DEGREES 22 MINUTES 20 SECONDS
20 WEST 219.61 FEET, TO A POINT, IN THE EASTERN LINE OF SAID MOTARD
21 AVENUE; THENCE NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 50.00
22 FEET, ALONG THE EASTERN LINE SAID MOTARD AVENUE TO THE

1 NORTHERN LINE OF SAID ALLEY TO THE POINT OF BEGINNING AND
2 CONTAINING 52,135 SQUARE FEET AS PREPARED BY PITZMAN'S COMPANY.

3 **1121-27 SOUTH GRAND BOULEVARD:**

4 A PARCEL OF GROUND BEING PART OF LOTS 9 AND 10, OF NORTH
5 COMPTON HILL, IN CITY BLOCK 2180, IN THE CITY OF ST. LOUIS, MISSOURI
6 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

7 BEGINNING AT THE NORTHERN LINE OF HICKORY STREET, 60 FEET
8 WIDE, WITH THE WESTERN LINE OF GRAND BOULEVARD, 80 FEET WIDE;
9 THENCE NORTH 75 DEGREES 22 MINUTES 20 SECONDS WEST 114.67 FEET,
10 ALONG THE NORTHERN LINE OF SAID HICKORY, STREET, TO A POINT;
11 THENCE NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 99.00 FEET,
12 ALONG A LINE PARALLEL WITH THE EASTERN LINE OF MOTARD AVENUE
13 60 FEET WIDE, TO A POINT IN THE WESTERN LINE OF SAID LOT 10; THENCE
14 SOUTH 75 DEGREES 22 MINUTES 20 SECONDS EAST 115.61 FEET, ALONG THE
15 WESTERN LINE OF SAID LOT 10, TO A POINT, IN THE WESTERN LINE OF
16 SAID GRAND BOULEVARD; THENCE SOUTH 15 DEGREES 07 MINUTES 10
17 SECONDS WEST 99.00 FEET, ALONG THE WESTERN LINE OF SAID GRAND
18 BOULEVARD, TO THE NORTHERN LINE OF SAID HICKORY STREET TO THE
19 POINT OF BEGINNING AND CONTAINING 11,399 SQUARE FEET AS
20 PREPARED BY PITZMAN'S COMPANY.

21 **1126 MOTARD AVENUE:**

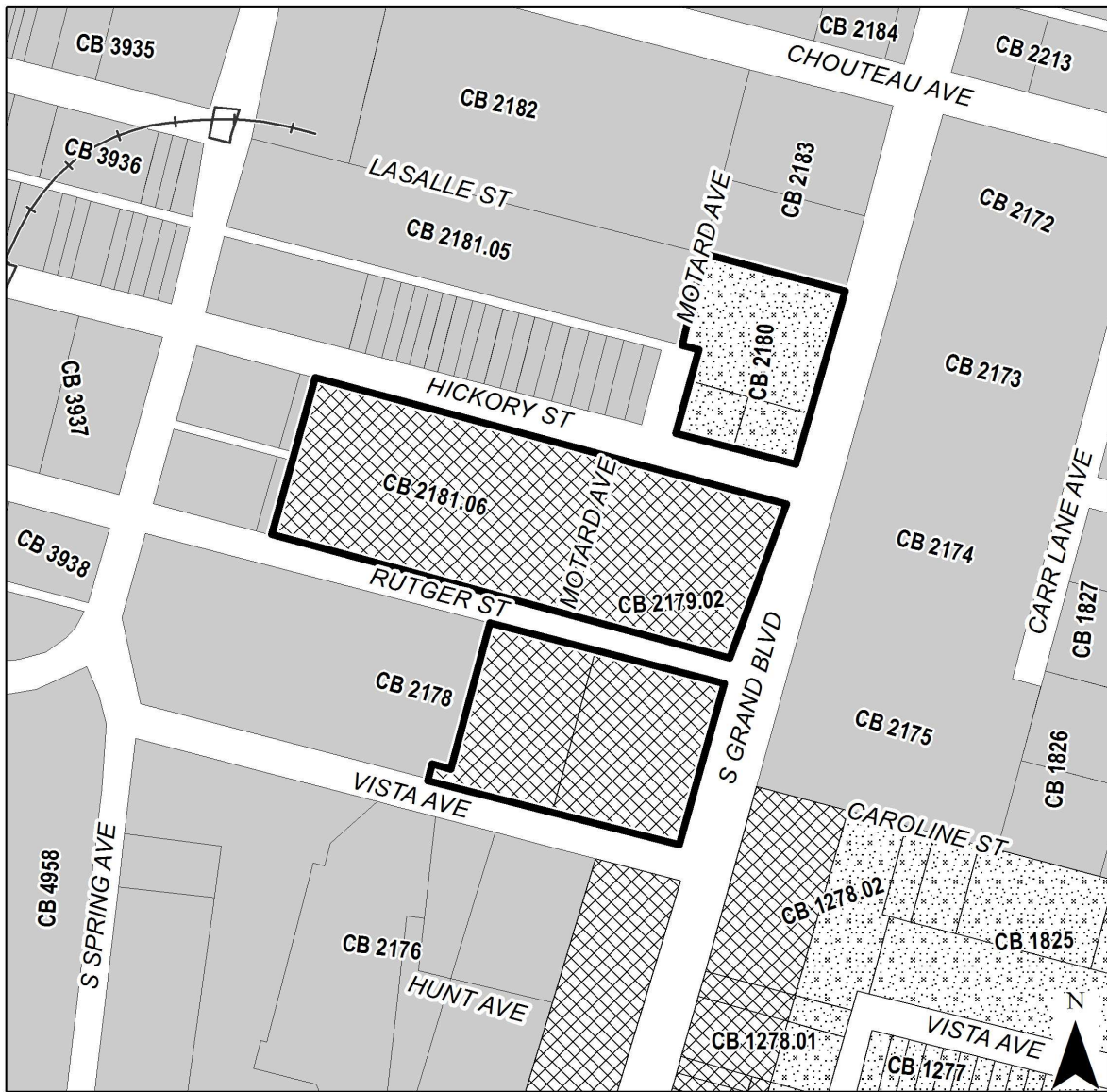
22 A PARCEL OF GROUND BEING PART OF LOTS 9 AND 10, OF NORTH
23 COMPTON HILL, IN CITY BLOCK 2180, IN THE CITY OF ST. LOUIS, MISSOURI

1 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
2 BEGINNING AT THE EASTERN LINE OF MOTARD AVENUE, 60 FEET
3 WIDE WITH THE NORTHERN LINE OF HICKORY STREET, 60 FEET WIDE;
4 THENCE NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 99.00 FEET,
5 ALONG THE EASTERN LINE OF SAID MOTARD AVENUE, TO THE
6 NORTHWESTERN CORNER OF SAID LOT 10, TO A POINT; THENCE NORTH 75
7 DEGREES 22 MINUTES 20 SECONDS WEST 104.00 FEET; ALONG THE
8 WESTERN LINE OF SAID LOT 10, TO A POINT; THENCE SOUTH 14 DEGREES
9 34 MINUTES 25 SECONDS WEST 99.00 FEET, ALONG A LINE PARALLEL THE
10 EASTERN LINE OF SAID MOTARD AVENUE, TO A POINT IN THE NORTHERN
11 LINE OF SAID HICKORY STREET; THENCE NORTH 75 DEGREES 22 MINUTES
12 20 SECONDS WEST 104.00 FEET, ALONG THE NORTHERN LINE OF SAID
13 HICKORY STREET TO THE EASTERN LINE OF SAID MOTARD AVENUE TO
14 THE POINT OF BEGINNING AND CONTAINING 10,296 SQUARE FEET AS
15 PREPARED BY PITZMAN'S COMPANY

16 **SECTION 2.** This ordinance being necessary for the preservation of the health,
17 safety and welfare shall take effect and be in full force immediately upon approval by the
18 Mayor of the City of St. Louis.

EXHIBIT A

DISTRICT MAP



Current Zoning District

	A Single-Family Dwelling District		G Local Commercial District
	B Two-Family Dwelling District		H Area Commercial District
	C Multiple-Family Dwelling District		I Central Business District
	D Multiple-Family Dwelling District		J Industrial District
	E Multiple-Family Dwelling District		K Unrestricted District
	F Neighborhood Commercial District		L Jefferson Memorial District

Rezoning Area

Rezoning Petition
from "H" or "C" to "J"

PDA-070-16-REZ

CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY